

**BEFORE HEARING COMMISSIONERS
IN QUEENSTOWN**

UNDER THE Resource Management Act 1991 ("**Act**")

IN THE MATTER OF a variation to the Proposed District Plan: Priority Area Landscape Schedules

BETWEEN **CARDRONA CATTLE COMPANY LIMITED**
Submitter

AND **QUEENSTOWN LAKES DISTRICT COUNCIL**
Planning authority

SUMMARY STATEMENT OF PAUL SMITH

*Before a Hearing Panel: Chairperson Jane Taylor (Chair),
Peter Kensington and Councillor Quentin Smith*

INTRODUCTION

1. My name is Paul Smith. I am a Senior Landscape Architect employed by Rough Milne Mitchell Landscape Architects (**RMM**). My qualifications and experience are set out at paragraphs 2 – 5 of my statement of evidence, and I reconfirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
2. I attended the Expert Conferencing during the first week of October 2023 and signed:
 - (a) the Landscape Architect Experts Joint Witness Statement, dated 2 October 2023,
 - (b) the Landscape Architect and Planning Experts Joint Witness Statement, dated 3 October 2023, and
 - (c) the Joint Witness Statement of Landscape Experts on 21.22.17 PA ONL Victoria Flats dated 4 October 2023.
3. I note that this process was very beneficial, and I generally agree with the changes made during conferencing and the structure of landscape schedules.

THE VICTORIA FLATS PRIORITY AREA DESCRIPTION

4. The Victoria Flats Priority Area (**VF-PA**) Description has been updated to include the majority of the recommended changes I suggested in my statement of evidence paragraphs 42 - 71, which I agree with.
5. Additionally, and sought by the VF-PA JWS, Mr Brett Giddens has confirmed that the Queenstown Trail (RM200735) is consented, so it should be included in the schedule as a new line item under the heading 'Important recreation attributes and values'¹. Also, the distillery which was approved via RM060059 is no longer consented and therefore I consider that it should be removed from line item 13.d.

THE EXTENT OF THE VICTORIA FLATS PRIORITY AREA ONL

6. My statement of evidence, paragraphs 17 – 41, explains why the outwash terrace should not form part of the ONL. Notably:
 - (a) The outwash terrace is approximately 226ha in area or 30% of the PA, which I consider is large enough to be excluded from the PA.
 - (b) The outwash terrace contains quite a lot of consented development to the point that the 17.7ha of Rural Zoned land alongside SH6 and the 6.5ha of Rural Zoned land immediately south of the landfill are the only two relatively areas on the outwash terrace that do not contain development and are not anticipated to change due to the underlying zoning.
 - (c) The physical, associative and perceptual landscape values of the outwash terrace are all of a low-moderate degree, and do not warrant protecting under RMA s6b. Therefore, identifying a large area of land that does not have high or very high landscape values is clearly at odds with the process of identifying ONL's as outlined in the TTatM Landscape Assessment Guidelines.
7. Ms Gilbert, Mr Head and Ms Evans have considered that changing the extent of the PA area to be out of scope, as outlined in the background description in the methodology.

¹ Joint Witness Statement of Landscape Experts on 21.22.17 PA ONL Victoria Flats dated 4 October 2023. Paragraph 11.

8. I am of the opinion that this strongly worded limitation does not align with the process of identifying ONL's as outlined in the TTatM Landscape Assessment Guidelines. This is because this process is iterative and requires flexibility as you assess both the extent and values of an ONL.
9. I have read the EIC of Mr Giddens who provides a background on the Gibbston Character Zone (**GCZ**) and its relationship to the ONL. This coincides with my understanding in that the GCZ was not an ONL prior to the PDP being notified. From a landscape perspective, the size of this GCZ and the development that has established in it does not support it being an ONL.
10. When considering future proposal driven assessments, I raise concern with the requirement under RMA s6b, as to protect a landscape that is not outstanding or natural enough to have landscape values that are of a high enough degree to contribute it to forming part of an ONL. It is my opinion that these future processes may be fraught with issues as the starting point for assessments and decision makers is not clear.

CONCLUSION

11. In summary, I consider that the outwash terrace, including the GCZ should be excluded from the Victoria Flats Priority area and the ONL.
12. If the Hearings Panel considers such an exclusion to be out of scope, I consider that the updated description of the Victoria Flats Priority Description is now appropriate.



Paul Smith
18 September 2023